

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF 22-24 RUTLAND STREET,  
9-11-13-15-21 WORCESTER STREET, 418 MASSACHUSETTS  
AVENUE IN THE SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Low Cost Housing, Inc., has presented a proposal for the purchase of 22-24 Rutland Street, 9-11-13-15-21 Worcester Street, 418 Massachusetts Avenue in the South End Urban Renewal Area for the purpose of rehabilitation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Low Cost Housing, Inc. be and hereby is tentatively designated as redeveloper of 22-24 Rutland Street, 9-11-13-15-21 Worcester Street, 418 Massachusetts Avenue subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds; and

(ii) Evidence of firm financing commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications.

(iv) Penalty Bond in the total penal sum of \$10,000.00 in a form satisfactory to the Authority to insure adherence to the approved construction schedule.

2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Low Cost Housing, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MAY 22, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION OF 22-24 RUTLAND STREET  
9-11-13-15-21 WORCESTER STREET  
418 MASSACHUSETTS AVENUE  
SOUTH END URBAN RENEWAL AREA

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SUMMARY: This memorandum requests tentative designation of Low Cost Housing, Inc. as redeveloper of 22-24 Rutland Street, 9-11-13-15-21 Worcester Street, 418 Massachusetts Avenue, South End Urban Renewal Area.

Within the last two months, Low Cost Housing, Inc. has indicated its willingness to rehabilitate the properties at 22-24 Rutland Street, 9-11 Worcester Street, 13-15 Worcester Street, 21 Worcester Street and 418 Massachusetts Avenue, which properties were acquired from the City of Boston as tax title in the South End Urban Renewal Area.

The above properties were found to be unsuitable for the Infill Program, but were found to be suitable for rehabilitation. As such, they were initially offered to various relocatees. Upon their refusal to undertake rehabilitation, the Authority then considered the capabilities of Low Cost Housing, Inc. to undertake this project.

Low Cost Housing, Inc. is a non-profit corporation that is presently rehabilitating a number of other properties in the South End Urban Renewal Area. This non-profit corporation has, through its president, Mr. Stephen Wolfberg, expressed its desire to redevelop the properties on a great number of occasions and it seems to possess the necessary financial ability.

Because of the lack of interest shown by relocatees approached and the willingness and desire of Low Cost Housing, Inc. to rehabilitate the said properties, it is therefore recommended that the Authority tentatively designate Low Cost Housing, Inc. as redeveloper of 22-24 Rutland Street, 9-11-13-15-21 Worcester Street and 418 Massachusetts Avenue.

An appropriate Resolution is attached.

Attachment